

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Douglas County Housing Authority</u> PHA Code: <u>NE153</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <b>FYE 2013</b> <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2012</u>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>78</u> Number of HCV units: <u>1,043</u>					
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:					
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>There have been no substantial changes to the PHA plan elements since the last Annual Plan was submitted. Minor changes in the ACOP and Administrative Plan are listed below:</b></p> <p><b>AMENDED: JANUARY 2011</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> ACOP &amp; Administrative Plan - Revised the Repayment Agreement– Added termination of assistance or lease for failure to report income a second time after allowing a Repayment Agreement for the first failure to report income.</li> <li><input type="checkbox"/> Administrative Plan – Added a statement to terminate assistance for 2 consecutive failed HQS inspections.</li> </ul> <p><b>AMENDED: FEBRUARY 2011</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Administrative Plan – Major revision provided by legal counsel to Project Based Voucher Program Process to update according to current regulations</li> </ul> <p><b>AMENDED: MARCH 2011</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> ACOP – Added exception to applicants disclosure of SSN</li> <li><input type="checkbox"/> Administrative Plan – Added a preference for elderly/disabled and families with children</li> </ul> <p><b>AMENDED: APRIL 2011</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> ACOP – Added new criminal Background Check Policy – Added 200 preference points for working families and 100 preference points for disabled. – Added requirement for applicants for the single family houses to complete a Rent Wise Training program – Added a statement regarding a separate EIV policy – Clarified that Valley View and Benn View minimum rent is \$25, and that the Flat Rent only applies to the HUD low-Rent program participants – Revised to only allow pets as companion or assistance animals</li> <li><input type="checkbox"/> Administrative Plan – Added a new criminal Background Check Policy – Indicated that there is a separate EIV policy</li> </ul> <p><b>AMENDED: JULY 2011</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> ACOP &amp; Administrative Plan – Added a cause to terminate because of absence from unit beyond 180 consecutive calendar days</li> <li><input type="checkbox"/> ACOP – Added a statement that DCHA will use EIV to conduct an existing tenant search</li> </ul> <p><b>AMENDED: OCTOBER 2011</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Administrative Plan – Deleted Section 18.0 due to changes in regulations regarding limits in the use of Administrative Fee Reserves this section was no longer applicable..</li> <li><input type="checkbox"/> Administrative Plan – Deleted Section 21.0 since HUD merged the old Certificate program into the new HCV program this section was no longer applicable.</li> <li><input type="checkbox"/> Administrative Plan – Added 22.0 Special Rules for the HUD-VASH Voucher Program, to address the special rules and waivers associated with this program.</li> </ul> <p><b><u>Smoke Free Policy Revision:</u></b>  The DCHA has notified its rental residents that effective January 1, 2012 there will be no smoking allowed in any dwelling unit, the common areas or on the grounds, except at the outdoor designated smoking area. At this time there are some residents who were grandfathered in when DCHA adopted a Smoke Free Policy on February 1, 2007. They were allowed to smoke by signing a waiver, but effective January 1, 2012 this exception has been removed as well as not allowing smoking on the grounds.</p> <p><b><u>Policy on Violence Against Women Act:</u></b>  A Section 8 Housing Choice Voucher participant who is a victim of domestic violence, dating violence or stalking may request and be granted portability due to the incident or threat if they are otherwise compliant with all program obligations and the perpetrator has moved out of the assisted unit.</p> <p>In processing a request by a victim for continued assistance the DCHA may request that the victim certify (i.e. police reports) that she/he is a victim of domestic violence, dating violence or stalking, and that the actual or threatened abuse meets the requirements set forth in the Violence Against Women Act. Such certification must include the name of the perpetrator. If the request certification is not provided within 14 business days, assistance will be terminated.</p> <p>All program policies are available for review at the central office at 5404 No. 107<sup>th</sup> Plaza, Omaha, NE</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b>The 5-Year and Annual PHA Plan is made available in a manual that is kept in the lobby area of the DCHA offices; it is posted in the community center of the one and only multi-unit complex, North Acres; and it will be posted on the DCHA Web Site once it is approved by the Board of Commissioners. The Fiscal Year Audit report for FYE 2011 is available on the DCHA web site and for review by request at the central office at 5404 No. 107<sup>th</sup> Plaza.</b></p>
	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> <b>The DCHA does Project Base up to 20% of its allocated Tenant-Based vouchers. At this time that would mean DCHA could utilize 174 of its regular vouchers. This does not include the Mainstream Disabled Vouchers or the Family Unification vouchers.</b></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>

8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b><u>Housing Needs identified by the DCHA</u></b> <ol style="list-style-type: none"> <li>1. <i>A need for additional affordable rental housing units and preserving affordable rental stock</i></li> <li>2. <i>Families needing unification and better linkage of housing and supportive services.</i></li> <li>3. <i>Elderly persons needing support services to remain independent</i></li> <li>4. <i>Assessable housing for persons with physical disability</i></li> <li>5. <i>A need to increase homeownership opportunities</i></li> </ol>
9.1	<b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b> <b><u>DCHA Strategies for addressing housing needs in its jurisdiction:</u></b> <ol style="list-style-type: none"> <li>1. <i>Increase Homeownership opportunities for Section 8 clients</i></li> <li>2. <i>Increase services to special needs population (elderly &amp; disabled) living in DCHA properties</i></li> <li>3. <i>Make application for 50 additional FUP vouchers through the FY 2011 NOFA</i></li> </ol>
10.0	<b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested. <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.  <b>The DCHA recently did a presentation at the Local HUD Field Office. The progress on goals was part of the presentation. A separate document of the progress is being attached with this Annual Plan.</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>"A significant amendment and/or substantial deviation/modification to the 5- Year and Annual Plan are defined as any changes that are beyond required changes as identified in regulation and which require formal approval of the Board of Commissioners. Operations policies and amendments that require notification to housing assistance recipients are posted on the DCHA web site 30 days prior to effective date of the amendment or adoption. Policies and amendments requiring board approval are approved prior to the notification posting on the DCHA web site."</i></p>

11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.  <b>For the past several years the DCHA has not been able to get residents to join any type of Resident Advisory Committee or to attend a meeting to review the Draft Agency Plan. Our goal is to send a copy of the Draft Agency Plan and to all public housing residents asking for their comments on the plan. A copy of what was sent to the residents is on file for review.</b></li> <li>(g) Challenged Elements – <b>The only challenge DCHA has is the lack of interest by public housing residents and Section 8 clients to participate in the agency annual plan process. DCHA believes that this is primarily due to the lack of interest</b></li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## **Instructions form HUD-50075**

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### **1.0 PHA Information**

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### **2.0 Inventory**

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### **3.0 Submission Type**

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### **4.0 PHA Consortia**

Check box if submitting a Joint PHA Plan and complete the table.

### **5.0 Five-Year Plan**

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

**PHA Plan Elements.** (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing**).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the

appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

## 7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

- 8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

- 8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

## 8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling

basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled**

**PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

<b>Part I: Summary</b>					
<b>PHA Name:</b> Douglas County Housing 5404 No. 107 <sup>th</sup> Plaza Omaha, NE 68134		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P153501-09 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		\$42000.00	\$42000	\$42000
3	1408 Management Improvements		\$-0-	-0-	-0-
4	1410 Administration (may not exceed 10% of line 21)		\$6500.00	\$6500	\$6500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement		\$7286.00	\$6442.14	\$6442.14
10	1460 Dwelling Structures		\$54692.00	\$55852.86	\$55852.86
11	1465.1 Dwelling Equipment—Nonexpendable		\$4916.00	\$4599.00	\$4599.00
12	1470 Non-dwelling Structures		\$3047.00	\$3047.00	\$3047.00
13	1475 Non-dwelling Equipment		\$1949.00	\$1949.00	\$1949.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.


<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Douglas County Housing		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P153501-09 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:        ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)		\$120390.00	\$120390.00	\$120390.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Joan Bertolini 		Date 10/17/11		Signature of Public Housing Director  	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Douglas County Housing			Grant Type and Number Capital Fund Program Grant No: NE26P153501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NE153000006	PHA Wide Work Items:							
	Deck Repair	1450	8			\$5096.08	\$5096.08	
	Concrete & Asphalt Repairs	1450	2			\$1400.00	\$1400.00	
	Tree Trimming	1450	2			\$1664.00	\$1664.00	
	Fence Repair	1450	1			\$556.00	\$556.00	
	Kitchen Countertops & Cabinets	1460	9			\$3639.15	\$3639.15	
	Interior & Exterior Door	1460	9			\$5595.67	\$5595.67	
	Misc. Rehab Materials & Supplies	1460	12			\$4182.95	\$4182.95	
	Carpeting & Vinyl Flooring	1460	18			\$21119.32	\$21119.32	
	Painting (Interior & Exterior)	1460	10			\$6550.00	\$6550.00	
	Air Conditioning	1460	1			\$3399.00	\$3399.00	
	Furnaces	1460	1			\$1825.00	\$1825.00	
	Windows Covering	1460	2			\$239.18	\$239.18	
	Windows	1460	5			\$6628.65	\$6628.65	
	Roof Replacement/Repair	1460	1			\$400.00	\$400.00	
	Appliances	1460	7			\$4599.00	\$4599.00	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2014

<b>Part I: Summary</b>					
<b>PHA Name: Douglas County Housing</b> <b>5404 No. 107<sup>th</sup> Plaza</b> <b>Omaha, NE 68134</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P153501-10 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval: 2010</b>
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$35,000	\$35,000	\$35,000	\$35,000
3	1408 Management Improvements	\$-0-			
4	1410 Administration (may not exceed 10% of line 21)	\$6,000	\$6,000	\$6,000	\$6,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000	\$15261.22	\$9,504.27	\$9,504.27
10	1460 Dwelling Structures	\$43,061	\$43,087	\$42,761.37	\$42,761.37
11	1465.1 Dwelling Equipment—Nonexpendable	\$3,200	\$4,674	\$4,674	\$4,674
12	1470 Non-dwelling Structures	\$20,000	\$13,238.78	\$13,238.78	\$13,238.78
13	1475 Non-dwelling Equipment	\$2,000	\$2,000.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Douglas County Housing		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P153501-10 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:</b> 2010
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:        ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$119,261	\$119,261	\$111,178.42	\$111,178.42
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Joan Bertolini		Date 2/2/2012		Signature of Public Housing Director	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Douglas County Housing			Grant Type and Number Capital Fund Program Grant No: NE26P153501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>2</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NE153000006	PHA Wide Work Items:							
	Concrete & Asphalt Repairs	1450	2	\$9,000	\$14,261.22	\$5,148.00	\$5,148.00	
	<b>Interior Renovation:</b>							
<i>Budget was 1450 but it should have been 1460</i>	Deck & Porches	1460	2	\$1,000	\$1,000.00	\$2,885.00	\$2,885.00	
	Water Heaters	1460	2	\$800	\$800	-0-	-0-	
	Flooring (carpet & tile)	1460	14	\$16,000	\$16,026	\$11,218.41	\$11,218.41	
	Painting (interior & exterior)	1460	10	\$6,000	\$6,000	\$2,550	\$2,550	
<i>2008 &amp; 2009 CFP included these work items</i>	Interior Renovation Items:	1460				\$11,614.94	\$11,614.94	
	• Doors							
	• Roof Repairs							
	• Plumbing & Electric Fixtures					\$2,234.23	\$2,234.23	
	• Window Repair & Blinds					\$999.60	\$999.60	
	• Interior Repairs					\$1,800.00	\$1,800.00	
	Cabinets & Countertops		2	\$4,241	\$4,241	\$2,213.19	\$2,213.19	
	Air Conditioners & Furnaces	1460	6	\$16,020	\$16,020	\$7,246	\$7,246	
	Siding & Stucco Repair	1460	0	\$0				
	Kitchen Appliances	1465	6	\$3,200	\$4,674	\$4,674	\$4,674	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages								
PHA Name: Douglas County Housing		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P153501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2010</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NE153000006	PHA Wide Work Items:							
	Non Dwelling Structure	1470	1	\$20,000	\$13,238.78	\$13,238.78	\$13,238.78	
	General Operations	1406	1	\$35,000	\$35,000	\$35,000	\$35,000	
	Management Improvements	1408	1	\$-0-	\$-0-			
	Coordination & Administration of CFP	1410	1	\$6,000	\$6,000	\$6,000	\$6,000	
	Non-Dwelling Equipment	1475	1	\$2,000	\$2,000			
	Total.....			\$119,261	\$119,261	\$111,178.42	\$111,178.42	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2014

<b>Part I: Summary</b>					
<b>PHA Name:</b> Douglas County Housing 5404 No. 107 <sup>th</sup> Plaza Omaha, NE 68134		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P153501-11 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2011</b> <b>FFY of Grant Approval: 2011</b>
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$45,000	\$39,702	\$39,702	\$39,702
3	1408 Management Improvements	\$3,000	\$3,000		
4	1410 Administration (may not exceed 10% of line 21)	\$6,000	\$6,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$7,500	\$7,500		
10	1460 Dwelling Structures	\$34,890	\$34,890	\$9,707.27	\$9,707.27
11	1465.1 Dwelling Equipment—Nonexpendable	\$1,500	\$1,500		
12	1470 Non-dwelling Structures	\$1,500	\$1,500		
13	1475 Non-dwelling Equipment	\$23,000	\$5,000		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.


<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Douglas County Housing		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P153501-10 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:</b> 2010
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:        ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$120,390	\$99,092	\$49,409.27	\$49,409.27
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> Joan Bertolini 		<b>Date</b> 2/2/2012		<b>Signature of Public Housing Director</b> _____ <b>Date</b> _____	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages			Grant Type and Number			Federal FFY of Grant: 2011		
PHA Name: Douglas County Housing			Capital Fund Program Grant No: NE26P153501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>2</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NE153000006	PHA Wide Work Items:							
	Concrete & Asphalt Repairs	1450	2	\$4,500	\$4,500			
	Deck & Porches	1460	2	\$2,000	\$3,000			
	<b>Interior Renovation:</b>							
	Water Heaters	1460	2	\$700	\$700	-0-	-0-	
	Flooring (carpet & tile)	1460	10	\$11,000	\$12,000	\$4,710.38	\$4,710.38	
	Painting (interior & exterior)	1460	6	\$3,500	\$3,500			
	Interior Renovation Items:	1460		\$400	\$400			
	• Doors		2					
	• Plumbing & Electric Fixtures	1460	4	\$1,000	\$1,000			
	• Window Repair & Blinds	1460	0	\$0	\$0			
	• Cabinets & Countertops	1460	0	\$0	\$0			
	• Misc Repairs	1460	1	\$790	\$790			
	Air Conditioners & Furnaces	1460	6	\$16,500	\$16,500	\$4,996.89	\$4,996.89	
	Siding & Stucco Repair	1460	0	\$0	\$0			
	Kitchen Appliances	1465	4	\$1,500	\$1,500			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages								
PHA Name: Douglas County Housing		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P153501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NE153000006	PHA Wide Work Items:							
	Non Dwelling Structure (Community Room and Central Office)	1470	1	\$1,500	\$1,500			
	General Operations	1406	1	\$45,000	\$39,702	\$39,702	\$39,702	
	Management Improvements	1408	1	\$3,000	\$3,000			
	Coordination & Administration of CFP	1410	1	\$6,000	\$6,000			
	Non-Dwelling Equipment	1475	1	\$23,000	\$5,000			
	Total.....			\$120,390	\$99,092	\$47,409.27	\$47,409.27	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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 Expires 3/31/2014

<b>Part I: Summary</b>					
<b>PHA Name:</b> Douglas County Housing 5404 No. 107 <sup>th</sup> Plaza Omaha, NE 68134		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P153501-12 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:</b> 2012 <b>FFY of Grant Approval:</b> 2012
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$45,000			
3	1408 Management Improvements	\$3,000			
4	1410 Administration (may not exceed 10% of line 21)	\$6,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$4,500			
10	1460 Dwelling Structures	\$31,667			
11	1465.1 Dwelling Equipment—Nonexpendable	\$2,925			
12	1470 Non-dwelling Structures	\$1,000			
13	1475 Non-dwelling Equipment	\$5,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.


<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Douglas County Housing		<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P153501-12 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2012</b> <b>FFY of Grant Approval: 2012</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:                      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$99,092			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director Joan Bertolini</b> 		<b>Date 2/2/12</b>		<b>Signature of Public Housing Director</b> <b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Douglas County Housing			Grant Type and Number Capital Fund Program Grant No: NE26P153501-12 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	<b>Work items include outside contracts &amp; forced account labor</b>							
NE153000006	PHA Wide Work Items:							
	Fences & Landscaping	1450	1	\$1,000				
	Concrete & Asphalt Repairs	1450	2	\$3,500				
	Water Heaters	1460	2	\$700				
	Deck & Porches	1460	2	\$1,067				
	Flooring (carpet & tile)	1460	9	\$10,000				
	Painting (interior & exterior)	1460	6	\$2,600				
	Doors (interior & exterior)	1460	1	\$200				
	Plumbing/Electrical/Hardware Repairs	1460	4	\$600				
	Air Conditioners & Furnaces	1460	6	\$16,500				
	Siding & Stucco Repair	1460	0	\$0				
	Windows& Panes	1460	0	\$0				
	Cabinets & Countertops	1460	0	\$0				
	Roofs & Roof Repair	1460	0	\$0				
	Basement Finishing	1460	0	\$0				
	Kitchen Appliances	1465	6	\$2,925				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Douglas County Housing			<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P153501-12 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
NE153000006	PHA Wide Work Items:							
	Non Dwelling Structure	1470	1	\$1,000				
	General Operations	1406	1	\$45,000				
	Management Improvements	1408	1	\$3,000				
	Coordination & Administration of CFP	1410	1	\$6,000				
	Non-Dwelling Equipment	1475	1	\$5,000				
	<b>Total.....</b>			\$99,092				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number: Douglas County Housing Authority – NE153			Locality (Omaha/Douglas/Nebraska)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name – PHA Wide NE153000006	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
B.	Physical Improvements Subtotal		\$38,592.00	\$45,592.00	\$45,592.00	\$45,092.00
C.	Management Improvements		\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$6,500.00	\$6,500.00	\$6,500.00	\$7,000.00
E.	Administration		\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
F.	Other		-0-	-0-	-0-	-0-
G.	Operations		\$45,000.00	\$38,000.00	\$38,000.00	\$38,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		-0-	-0-	-0-	-0-
K.	Total CFP Funds		\$99,092	\$99,092	\$99,092	\$99,092
L.	Total Non-CFP Funds					
M.	Grand Total	\$99,092	\$99,092	\$99,092	\$99,092	\$99,092



## Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011**

**Part I: Summary (Continuation)**[illegible]

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <b>2012</b>	Work Statement for Year <b>2014</b> FFY <b>2013</b>			Work Statement for Year: <b>2015</b> FFY <b>2014</b>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	NE153000006			NE153000006		
	PHA Wide Work Items:			PHA Wide Work Items:		
	• Kitchen Appliances	8	\$3,900	• Kitchen Appliances	6	\$2925
	• Fences & Landscaping	1	\$592	• Fences & Landscaping	1	\$567
	• Concrete & Asphalt Work	2	\$3,000	• Concrete & Asphalt Work	2	\$3000
	• Water Heaters	1	\$350	• Water Heaters	2	\$800
	• Decks & Porches	2	\$1000	• Decks & Porches	2	\$1000
	• Flooring (carpet & tile)	9	\$10000	• Flooring (carpet & tile)	9	\$10000
	• Painting (interior & exterior)	6	\$2600	• Painting (interior & exterior)	6	\$2600
	• Doors (interior & exterior)	1	\$200	• Doors (interior & exterior)	1	\$200
	• Plumbing/Electrical/Hardware Fixtures	3	\$450	• Plumbing/Electrical/Hardware Fixtures	5	\$750
	• Air Conditioners & Furnaces	6	\$16500	• Air Conditioners & Furnaces	6	\$18000
	• Siding or Stucco Repair	0	\$0	• Siding or Stucco Repair	1	\$5750
	• Windows & Panes	0	\$0	• Windows & Panes	0	\$0
	• Cabinets & Countertops	0	\$0	• Cabinets & Countertops	0	\$0
	• Roofs & Roof Repair	0	\$0	• Roofs & Roof Repair	0	\$0
	• Basement Finishing	0	\$0	• Basement Finishing	0	\$0
	•			•		
	•			•		
	•			•		
	Subtotal of Estimated Cost		\$38,592	Subtotal of Estimated Cost		\$45,592

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year <u>2016</u> FFY <u>2015</u>			Work Statement for Year: <u>2017</u> FFY <u>2016</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	NE153000006			NE153000006		
	PHA Wide Work Items:			PHA Wide Work Items:		
	• Kitchen Appliances	6	\$2925	• Kitchen Appliances	8	\$3825
	• Fences & Landscaping	1	\$417	• Fences & Landscaping	1	\$867
	• Concrete & Asphalt Work	2	\$3000	• Concrete & Asphalt Work	2	\$3500
	• Water Heaters	2	\$800	• Water Heaters	2	\$800
	• Decks & Porches	2	\$1000	• Decks & Porches	2	\$1200
	• Flooring (carpet & tile)	8	\$10700	• Flooring (carpet & tile)	9	\$11550
	• Painting (interior & exterior)	6	\$2800	• Painting (interior & exterior)	6	\$3000
	• Doors (interior & exterior)	1	\$200	• Doors (interior & exterior)	2	\$400
	• Plumbing/Electrical/Hardware Fixtures	5	\$750	• Plumbing/Electrical/Hardware Fixtures	5	\$750
	• Air Conditioners & Furnaces	6	\$18000	• Air Conditioners & Furnaces	6	\$18600
	• Siding or Stucco Repair	1	\$5000	• Siding or Stucco Repair	1	\$500
	• Windows & Panes	0	\$0	• Windows & Panes	0	\$0
	• Cabinets & Countertops	0	\$0	• Cabinets & Countertops	0	\$0
	• Roofs & Roof Repair	0	\$0	• Roofs & Roof Repair	0	\$0
	• Basement Finishing	0	\$0	• Basement Finishing	0	\$0
	•			•		
	•			•		
	Subtotal of Estimated Cost		\$45,592	Subtotal of Estimated Cost		\$45,092

**U.S. Department of Housing and Urban Development**  
**Office of Public and Indian Housing**  
**Expires 4/30/20011**

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## Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>2012</u>  See Annual Statement	Work Statement for Year <u>2016</u> FFY <u>2015</u>		Work Statement for Year: <u>2017</u> FFY <u>2016</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	<u>PHA Wide Work Items:</u>		<u>PHA Wide Work Items:</u>	
	General Operations (1406)	\$38000	General Operations (1406)	\$38000
	Coordination and Administration of the CFP Grant	\$6000	Coordination and Administration of the CFP Grant	\$6000
	Community Center at North Acres and Office Rehab & Repair	\$2000	Community Center at North Acres and Office Rehab & Repair	\$2000
	Computer Software Upgrade & Software Training	\$3000	Computer Software Upgrade & Software Training	\$3000
	Computers; Printers; Office Furniture & Fixtures; Replacement of company vehicles	\$4500	Computers; Printers; Office Furniture & Fixtures; Replacement of company vehicles	\$5000
	Subtotal of Estimated Cost	\$53,500	Subtotal of Estimated Cost	\$54,000

Goal 1 - DCHA will strive for long-term, competitive funding advantage as an affordable housing industry leader through expanding its awareness and utilization of all funding sources and leveraging its physical, financial, and human resources assets

**STRATEGIC GOAL #1 PROGRESS:**

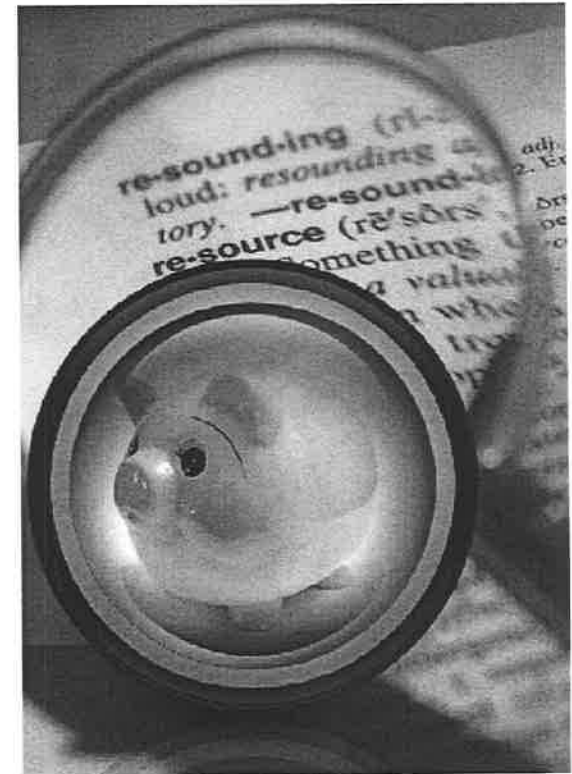
❑ DCHA was awarded \$185,000 from a HUD Grant to provide services coordination for the elderly residents living in its low rent housing developments. The grant is for three (3) years and provides money to support the hiring of Coordinator and to pay for program costs.

❑ DCHA acquired 99.99% ownership in a tax credit property that will allow the apartments to remain affordable to low income families for many years to come.

❑ DCHA completed an additional CROWN development in Gretna to assist an underserved portion of Sarpy County. This project provided 15 single family houses in an undeveloped neighborhood that has since been fully developed by Celebrity Homes.

❑ Continuous review of financed projects to maintain the best interest rate and finance terms.

✓ Currently obtaining a refinancing of PVA with a reduced interest rate from 6.25% to 5.50% and a 5 year extended maturity date.



## **STRATEGIC GOAL #1 PROGRESS:**

❑ DCHA was awarded 50 FUP vouchers in August 2009 from HUD to assist families in reunification and to provide housing for youth exiting the Foster Care System.

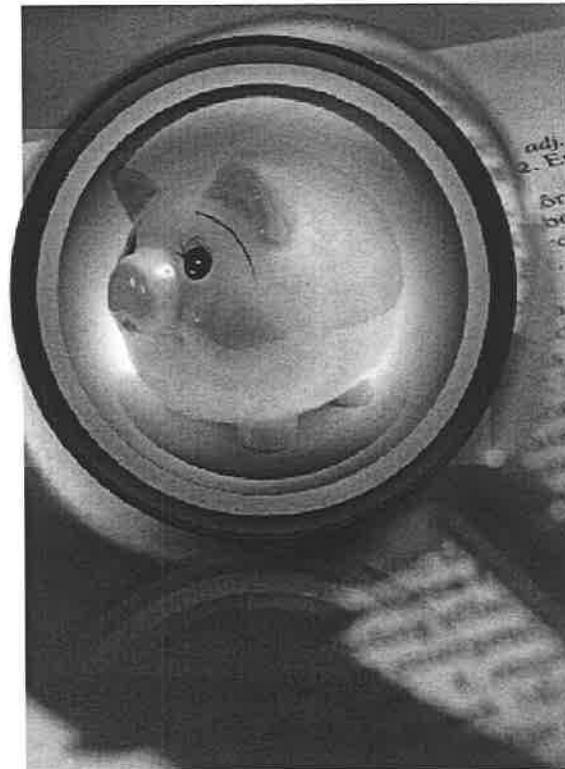
❑ DCHA was asked by HUD to apply for 25 VASH Vouchers to assist homeless veterans. The vouchers were awarded effective August 1, 2011


❑ DCHA Finance Committee is moving toward expanding its role in order to focus on the implementation of this goal as part of their responsibility.

❑ Restructured the mission of the Finance Committee to expand on its historical work in monitoring budget figures, to include:

- ✓ Looking at business models in determining investment or disinvestment in units
- ✓ Monitoring financial conditions and business opportunities
- ✓ Formulating a long-range business plan for financial sustainability

❑ Established a relationship with the Omaha Community Foundation on approaches to effective foundation funding.






Goal 2 - DCHA will collaborate with the political and affordable housing entities in the greater Omaha metro area in redefining the jurisdictional boundaries, identifying emerging housing needs, honing agency competency areas, seeking inter-governmental agreements, and reviewing office space options to be proactive in meeting the changing housing dynamics of the community

**STRATEGIC GOAL #2 PROGRESS:**

- ☐ Launched a collaborative initiative (board and staff retreat) with Omaha Housing Authority and Bellevue Housing Authority with a focus on leadership and to discuss opportunities for competencies sharing, issues resolution, ect.
- ☐ Scheduled a collaborative initiative (board and staff retreat) with Omaha Housing Authority and Bellevue Housing Authority for September 30, 2011 to discuss regional sustainability models and housing authority business partnership options.
- ☐ DCHA remodeled and updated the central office space, and established a Rental Housing Office in the North Acres community space to improve business efficiency and enhance customer service.
- ☐ Assisted in the Omaha Housing Authority CEO search and selection process through committee representation by the DCHA CEO.
- ☐ The CEO is working with a neighborhood association as a committee member to rewrite their covenants and by laws.





Goal 3 - DCHA will enhance the quality of its customer service by better understanding the demographic trends and patterns that impact on affordable housing and by better responding with housing and services that reflect these trends and patterns

**STRATEGIC GOAL #3 PROGRESS:**

- ☐ On an annual basis the DCHA provides a Customer Satisfaction Survey to residents and Section 8 clients to determine if customers are treated with respect and if they are satisfied with services provided.
- ☐ Awarded a Resident Services Grant from HUD to assist its elderly and disabled residents with support services that are critical to independent living and maintain a healthier lifestyle.
- ☐ The Resident Service Coordinator assisted 121 elderly/disabled residents with critical support services between 7/1/10 and 4/1/11. The types of services connections are summarized in the following table.


These Services are essential to the health and well being of the elderly and disabled PH residents living in DCHA dwelling units.

Assessment 96	Advocacy 33	Benefits/Entitlements/Insurance 50
Case Management 17	Conflict Resolution 41	Crisis Intervention/Support 47
Education/Employment 21	Family Support 36	Health Care Services 53
Housekeeping Services 41	Home Management/Finances 66	Lease Education 83
Meals 30	Mental Health Services 14	Monitoring Services 45
Substance Abuse 9	Alternative Housing 36	Transportation 16

Goal 4 - DCHA will expand its public image and agency profile through marketing and community engagement by its board and staff in communicating its vision, mission, values, and outcomes. DCHA will strengthen, and in some instances, formalize partnerships with key entities that impact on the agency and its programs

**Strategic Goal #4 Progress:**

- ☐ Briefed the Douglas County Board of Commissioners with a one hour presentation in the dCHA Strategic Plan.
- ☐ Provided briefings to multiple service clubs and organizations on the vision, mission and programs of the DCHA
- ☐ Represented DCHA nationally through the involvement of two board members on NAHRO National Committees.
- ☐ Represented DCHA nationally through the involvement of one board member as a NAHRO faculty instructor teaching multiple NAHRO courses.
- ☐ Represented DCHA in Nebraska through the involvement of one board member as an instructor for the NAHRO Commissioners Fundamentals course.
- ☐ Formulated partnerships that will facilitate improvement in the quality of life for DCHA residents.
- ☐ Added key community professionals to the three DCHA Committees.
- ☐ Celebrated the 35<sup>th</sup> anniversary of DCHA with a community event that was attended by more than three hundred participants.



Goal 5 - DCHA will ensure that its vision, mission, values, and strategic goals will be utilized by the Board in formulating board policies, strategic thinking, resource allocations, and performance evaluations of the Chief Executive Officer.

**Strategic Goal #5 Progress:**

- ☐ Formed a Strategic Planning and Board Policy Committee that tracks progress on the strategic plan, recommends new strategic planning initiatives, and forwards proposals for board policies to the Board of Commissioners.
- ☐ Completed a Strategic Plan in April of 2009, with a major update scheduled for 2012
- ☐ Formulated a Board Policy Manual that was adopted by the Board of Commissioners in June of 2010.
- ☐ Enhanced the ability of the Board of Commissioners to think strategically in its decision-making and problem-solving.
- ☐ Professional development training is included at each annual Board Retreat.
- ☐ Require DCHA commissioners to obtain the NAHRO Commissioners Fundamental training within the first year of appointment to the DCHA board, and encourage them to continue working toward obtaining the NAHRO Commissioners Certification.